

I CLAIM:

1. A database system, comprising:
  - a database for storing records of assets of real estate properties;
  - a communications server that receives data from data providers for the data records stored in the database;
  - a firewall server connected between said database and said data communications server through which data is exchanged between said database and said communications server;
  - said communications server hosting a query template for requesting reports generated from the data records of said database; and
  - means for processing said report requests and determining if a report generated from said report request reveals information of a single data record of an asset; and
  - providing said report to said communications server on the basis of said report request unless said report is determined by said report processing means to provide information of a data record of a single asset.
2. A database system, comprising:
  - a database for storing records of assets of multifamily real estate properties;
  - a communications server providing communications access for users to said database;
  - a firewall server connected between said database and said communications server through which data is exchanged between said database and said communications server;
  - said communications server hosting a query template for requesting reports generated from the data records of said database;
  - means for receiving data from data providers;

means processing said received data including validation processing and asset matching of said received data pertaining to assets with data of stored assets;

means for storing said validated and asset matched data in said database;

means processing said report requests and determining if a report generated from said report request reveals information of a single data record of an asset; and

providing said report to said communications server on the basis of said report request unless said report is determined by said report processing means to provide information of a data record of a single asset.